



SINGLE FAMILY RESIDENTIAL CHECKLIST – 2000 IRC

Submit two (2) sets of non-erasable/legible ready-for-construction plans including (but not limited to) a survey and a Site Plan.

The following are some of the basic or frequently overlooked code requirements that must be detailed on plans for Single Family Dwellings and may be useful as a checklist for the designer. This list is not intended to be exhaustive of all possible requirements. The comprehensive list of requirements is contained in the code books and ordinances of the city of Houston. Neither this list nor the code may be construed to allow any deed restriction violation. Inconsistencies between details will be noted as needing to be corrected.

GENERAL REQUIREMENTS

Code Ref.	Requirements	✓
	<b>BUILDING PERMIT APPLICATION</b>	
IBC 108.3	• Cost of construction (material and labor at industry costs and permanent equipment	
IRC 105.3	• Legal description	
IRC 101.2	• # stories	
APPLICATION	• Owner's Project Manager contact info.	
ORD 10-552	• Deed Restriction affidavit	

Code Ref.	Requirements	✓
CITY ORD 47-18.1	<b>WASTEWATER – TAPS &amp; METERS</b>	
ORD 47-4	• Water meter account	
ORD. 47-278 - 47-300	• Wastewater capacity application and fees or exemption form	
ORD 47-13	• Utility connection locations	
ORD 40-182	• Traffic	
ORD 40-1	• Wastewater - Sewer	
ORD 19-33 – 19-41	• Flood (Federal Requirements)	
ORD47-60 – 47-676	• Water/Sewer - Stormwater	

SPECIFIC REQUIREMENTS

Code Ref.	Requirements	✓
	<b>SITE PLANS W/ LEGAL DESCRIPTION</b>	
IRC R105.3		
IRC R106.2	• Dimension	
ORD 33-123-33-128	• Landscape form for trees	
CITY ORD. 42-180 – 42-184	• Replat for multiple dwellings on one lot	
CITY ORD: Storm Water 47-601 – 47-676	• Must be six (6) inches off property line if roof drains to one side (cannot drain onto neighbors property)	
ORD. 42-150 – 42-162	• Building setbacks (building lines)	
	• Easements	
IRC R106.1	<b>ENGINEERS SEAL (when required)</b>	
IRC R106.1	• Required on foundations	
IRC R106.1	• Required on structural steel	
IRC R106.1	• Required for prefab trusses and beams	
IRC R106.1	• Required for masonry >2 feet	
Engineering Practice Act	• Signed and dated after latest revision by engineer responsible for those revisions	
IRC R106.1.1	<b>FLOOR PLANS "Sufficient clarity..."</b>	
IRC R106.1.1	• Room labels	
IRC R106.1.1	• Dimensions	
IRC chap.4	<b>FOUNDATION PLAN</b>	
IRC R401	• References on plans to specific details	
IRC R403.1.9	• Beam sections	
IRC R404.4.6	• Reinforcement details	
IRC R106.1	• Drill piers (special inspection IBC chap.17)	
IRC R401.3	• Drainage	
IRC chaps 5,6 & 8	<b>FRAMING PLANS</b>	
Chap 5 floors	• Wall sections – foundation to ridge	
Chap 6 walls	• Floor, ceiling and roof framing details	
Chap 8 roof/ceil.		
719.1 structural	• Fire rating designs and numbers (UL, Gypsum Manual or IBC Ch.7)	
719.2 walls		
719.3 roofs		
IRC R1102	• Insulation R-values Ref: I.E.C.C.	
IRC R309.2 T702.3.5	• Garage separation – ½ inch gypsum board except ceiling below habitable space must be 5/8 inch Type X	
IRC chap 5 floor chap 6 walls chap 8 roofs	• Lumber <u>size</u> , <u>grade</u> , <u>species</u> , and <u>spacing</u> for studs, joists, rafters	
IRC Houston Amend Appendix L	• Windstrapping from Appendix L or using engineered design	
IRC R602.10.3 wall R802.11 roof	• Wind bracing Ref: 301.2 (4) wind speed	
IRC R602.3.1	• Nailing schedule	
IRC R807 M1305.1.3	• Attic access: 22" x 30" if no equipment or 30" x 54" with 350lb. Load ladder if equipment in attic	
Energy Handout	• Framing dimension must be large enough to allow for R value insulation thickness	
IRC R302.1	• Fire rated exterior walls (<3' from property line must be 1 hour wall with maximum 1/3 distance overhang)	
IBC 2110.1.1(.1)	• 45 minute glass block otherwise no openings	
IRC R719.1(1) struc R719.1(2) walls R719.1(3)roofs	• Fire rated design detail from approved agency or IBC, Chapter 7	
IRC R106.1.1	• Rafter layout and gutters at prop. Line	

IRC R317	<b>SMOKE DETECTORS –hard wired and interconnected with battery backup</b>	
R317.1.1,2,3	• Located in all bedrooms, areas giving access to bedrooms (12 feet), each floor level	
IRC R1003.1	<b>FIREPLACE DETAILS – need type</b>	
IRC 1001.6	• Chimney termination 2 feet higher than any portion of structure within 10 feet	
IRC R1003 masonry R1003.9,10 hearth	• If masonry, full details with hearth dimensions	
R1004	• If fabricated or direct vent (not through rated walls), need manufacturers installation instruction on job site	
IRC	<b>EXITS</b>	
IRC R310	• Egress windows from bedroom	
IRC R310.1.1	• 5'-0" sq.ft. openable at grade and 5'-7" sq. ft. openable above grade	
IRC R310.1.2	• min. 24" high opening	
IRC R310.1.3	• min. 20" wide opening	
IRC R311.3	• Exit Door (one 3'-0" by 6'8")	
	<b>STAIRS</b>	
IRC R316.2	• Guardrails – maximum 4" openings and 36" height; no ladder effect	
IRC R315.1	• Handrails – 34" – 38" height	
IRC R314.2	• Rise and run – maximum 73/4" rise, minimum 10" run	
IRC R314.8	• Enclosed useable space below stair must have ½" gypsum board	
IRC R301.4	• Live load design 200 lbs/sq.ft. guardrails	
IRC R308	<b>SAFETY GLAZING</b>	
IRC R308.4.5	• Shower and tub enclosures	
IRC R308.4.1	• Side hinged doors except jalousies	
IRC R308.4.10	• Adjacent to stairs and landings	
IRC R308.4.6	• Panels adjacent and within 24 inches of door	
IRC R308.4.7	• Panels with 9 square feet and bottom within 18 inches of floor and top 36 inches above the floor	
IBC 2406	• Glass & Glazing – IBC chap.24	
	• Safety glass	
IBC 2407	• Glass guardrails	
IECC Chap. 4 ,5, 6	<b>ENERGY CODE FORM – forms, plans and report matching</b>	
IRC N1102.1.4 flrs N1102.1.1 walls	• Square footage of floors and walls	
N1102.1	• Percent of glazing	
IRC Table 1102.2	• Energy glazing factors SHGC	
IRC Table 1102.1	• U factors and R-values	
IRC Table 1103.1	• Mechanical efficiency rating	
IBC 3110	<b>DRIVEWAYS/SIDEWALKS</b>	
Per traffic dwg. No. 02754-01	• Width, radius	
Handout dwg T&T	• Distance to both property lines	
IBC 3110.8	• Sidewalk required if inside Loop 610, on a major thoroughfare, or if lot frontage is 125 feet	
City Ordinance 40-182	• Not less than 20 feet to property line at corner intersection	
Traffic Guidelines	• If second approach, must have traffic approval	
	<b>ELECTRICAL CODE</b>	
NEC 110.26.A.1	• 36" service panel clearance	
	• load analysis, 1 line, panel schedule	